

MINUTES OF THE REGULAR MEETING

OF THE

**COMMISSIONERS OF THE CHICAGO HOUSING
AUTHORITY**

September 21, 2004

The Commissioners of the Chicago Housing Authority held its Regular Meeting on Tuesday, September 21, 2004, at 8:30 a.m. at CHAC, 1000 South Wabash, Chicago, Illinois.

The meeting was called to order by the Chairperson, and upon roll call, those present and absent were as follows:

Present:	Sharon Gist Gilliam
	Hallie Amey
	Earnest Gates
	Dr. Mildred Harris
	Lori Healey
	Michael Ivers
	Martin Nesbitt
	Carlos Ponce
	Mary Wiggins
	Sandra Young

Absent:	None
---------	------

Also present were Terry Peterson, Chief Executive Officer; Gail Niemann, General Counsel; Chicago Housing Authority Staff Members and the General Public.

There being a quorum present, the meeting duly convened and business was transacted as follows:

Terry Peterson, Chief Executive Officer, then presented his monthly report. Mr. Peterson commenced his report by highlighting the agenda to be approved by the Commissioners. Mr. Peterson in particular talked about the Minimum Tenant Selection Plan which sets requirements for public housing residents who choose to live in one of CHA's new mixed-income communities. Mr. Peterson concluded his report by reiterating the goals of the Plan For Transformation, that of ending isolation of CHA residents so that they can join the economic and social mainstream of Chicago.

The Chairperson then convened the Public Hearing portion of the meeting by inviting residents and the public at large to address the Board.

Immediately following the Public Hearing portion of the meeting, a Motion was introduced and seconded to adjourn to Executive Session. The Chairperson announced that pursuant to the Open Meetings Act, 5 ILCS 120/2, the Board would adjourn for approximately one (1) hour to discuss pending, probable or imminent litigation, collective negotiating matters, security and personnel matters.

The Commissioners subsequently reconvened in Open Session and Chairperson Gilliam thereupon introduced for approval the Minutes of the Annual Meeting of July 20, 2004 and the Regular Meeting held on August 17, 2004. Upon Motion made and properly seconded, the Minutes for July 20, 2004 and August 17, 2004 were unanimously approved and accepted as submitted.

The Chairperson thereupon introduced Executive Session Items 1 and 2 discussed in Executive Session.

Commissioner Ivers presented a Motion to approve the Resolution for Executive Session Item 1.

(Executive Session Item 1)

RESOLUTION NO. 2004-CHA-107

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 2, 2004 requesting that the Board of Commissioners approves the Personnel Actions Reports for August 2004.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Personnel Actions Reports for August 2004.

The motion to adopt Executive Session Item 1 was seconded by Commissioner Healey and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Ivers then presented a Motion to approve the Resolution for Executive Session Item 2.

(Executive Session Item 2)

RESOLUTION 2003-CHA-108

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 10, 2004, entitled "Authorization for Contract Award for Legal Services", and subject to an annual appropriation to the Office of the General Counsel and Risk Management Department for payment of fees for legal services;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes execution of legal services agreements with the law firms for the legal practice areas listed below in an amount not to exceed the annual appropriated budget for the Office of the General Counsel and Risk Management and ratifies the award of a contract in Group E to the law firm of Greenberg, Traurig. All contracts shall be in effect for a period ending July 17, 2006 until legal services are completed, with a one (1) year option to extend:

Group A General Litigation

MBE/WBE

Arnstein & Lehr
Buford Law Office
Burke Burns
Burris, Wright, Slaughter
Cassiday Schade

MBE Certified
WBE Certified
MBE Certified

Chico & Nunes	MBE Certified
Clausen Miller, PC	
Conklin, Murphy	
Cremer, Kopon	
Duane Morris	
Franczek Sullivan	
Gessler Hughes Socol Piers and	
Stanley L. Hill & Associates – Joint Venture	MBE Certified
Goldberg Kohn Bell	
Gonzalez, Saggio	MBE Certified
Hinshaw & Culbertson	
Holland & Knight	
Hubert & Fowler	MBE Certified
Jenner & Block	
Johnson & Bell	
Johnson, Jones, Snelling	
Kinoy, Taren & Garaghty	WBE Certified
Laner, Muchin	
McKenna Storer	
Moore, Strickland	
Neal, Murdock & Leroy	MBE Certified
Nery & Muriel	MBE Certified
Piper Rudnick LLP	
Pugh, Jones & Johnson	MBE Certified
Querry & Harrow	
Rothschild, Barry	
Schuyler Roche (SRZ Law)	
Segal McCambridge	
Shefsky & Froelich	
Skadden, Arps, Slate	
Sonnenschein	
Tribler Orpett & Meyer	
Ungaretti & Harris	
Varga, Berger, Ledsky	
Vedder, Price, Kaufman	
Wildman, Harrold	
Wilson, Elser	
Winston & Strawn	

Group B Personal Injury Litigation

Buford Law Office	MBE Certified
Burris, Wright, Slaughter	MBE Certified
Cassiday Schade	
Conklin, Murphy & Conklin	
Creamer, Kopon	
Doherty & Progar	
Gonzalez, Saggio	MBE Certified
Hinshaw & Culbertson	
Hubert & Fowler	MBE Certified
Johnson & Bell	
McKenna Storer	
Moore, Strickland	
Nery & Muriel	MBE Certified
Nyhan, Pfister, Bambrick	
Pugh, Jones & Johnson	MBE Certified
Querry & Harrow	
Rothschild, Barry	
Sanchez & Daniels	MBE Certified
Schuyler Roche (SRZ Law)	
Tribler Orpett & Meyer	
Ungaretti & Harris	
Wilson, Elser	

Group C Forcible Entry Litigation

Gonzalez, Saggio
Nery & Muriel
Sanford Kahn

MBE Certified
MBE Certified

Group D Workers' Compensation

Cassiday Schade
DeCarlo Greenfield
Doherty & Progar
Gonzalez, Saggio
Nyhan, Pfister, Bambrick
Querry & Harrow
Roddy Leahy Guill

MBE Certified

Group E Contract, Real Estate

Acosta, Kruse, Raines & Zemenides
Albert Whitehead
Arnstein & Lehr
Barack Ferrazzano Kirschbaum
Burke Burns & Pinelli, Ltd.
Burris, Wright, Slaughter
Charity & Associates
Chico & Nunes
Conklin, Murphy
Davis & Kendall
Duane Morris
Goldberg Kohn Bell
Golden & Associates
Gonzalez, Saggio & Harlan
Gordon & Glickson
Greenberg Taurig
Hawkins Delafield
Hinshaw & Culbertson
Holland & Knight
Jenner & Block
KMZ Rosenman
Kutak Rock
Law office of Roberta G. Edwards
Mayer, Brown, Rowe
Neal, Murdock & Leroy
Piper Rudnick LLP
Pugh, Jones, Johnson & Quandt
Querry & Harrow
Reno Cavanaugh
Rothschild, Barry
Schuyler Roche (SRZ Law)
Swain and Moore
Ungaretti & Harris
Vedder, Price, Kaufman
Winston & Strawn

MBE Certified
MBE Certified

WBE Certified
MBE Certified
MBE Certified
MBE Certified

MBE Certified

MBE Certified
MBE Certified

MBE Certified

MBE Certified

WBE Certified

MBE Certified

Group F Labor Negotiation

Burke Burns & Pinelli
Duane Morris
Holland & Knight
Jenner & Block
Laner, Muchin
Neal, Murdock & Leroy
Pugh, Jones & Johnson & Quandt
Schuyler Roche (SRZ Law)
Vedder Price Kaufman

WBE Certified

MBE Certified
MBE Certified

Group G Ethics Counseling

Arnstein & Lehr
Gonzalez, Saggio
Holland & Knight
Hubert & Fowler
Jenner & Block
Querry & Harrow
Varga, Berger, Ledsky

MBE Certified

MBE Certified

The motion to adopt Executive Session Item 2 was seconded by Commissioner Gates and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

The Chairperson thereupon declared said Motion carried and said Resolution adopted.

Commissioner Nesbitt, Chairperson of the Finance & Audit Committee, presented the monthly report. Per Commissioner Nesbitt, the Finance & Audit Committee meeting was held on Wednesday, September 15, 2004, at the 626 Corporate Office and the Chief Financial Officer and his staff presented the Committee with the Treasury and Cash Flow Report as of August 31, 2004.

Commissioner Nesbitt then introduced an Omnibus Motion for adoption of the resolutions for Item A1 thru A5 discussed, voted and recommended for Board approval by the Finance and Audit Committee.

(Item A1)

The resolution for Item A1 amends Resolution No. 99-CHA-91 which established the Board of Commissioners Committee due to the revision of the Illinois Housing Authorities Act, that established that one Resident Commissioner who is appointed to the Board be an Officer or Official of a Tenant Association.

RESOLUTION NO: 2004-CHA-109

WHEREAS, the Board of Commissioners of the Chicago Housing Authority has reviewed the recommendation dated September 9, 2004 titled “Authorization to approve the Amended Board of Commissioners Committee Structure”;

WHEREAS, the Board of Commissioners has determined that this Resolution shall revise prior Resolution No. 99-CHA-91 establishing the Board of Commissioners Committee structure solely for the purpose of providing for the Resident Commissioner selected to the Board by virtue of such persons status as an officer of a Tenant Organization being an ex-officio member of the Finance & Audit Committee and the Operations and Facilities Committee and a regular member of the Tenant Services Committee;

WHEREAS, the Board of Commissioners has determined that this Resolution, taken in its entirety, shall effectively supersede Resolution No. 99-CHA-91.

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby adopts this Resolution which is deemed to supersede Resolution No. 99-CHA-91 in its entirety.

THAT, the Board of Commissioners hereby provides for and establishes three Committees of the Board of Commissioners with the titles and responsibilities as follows:

1. Finance & Audit: the consideration of all matters related to the revenues and outlays of the Authority, including all purchases and contracts, and the policies and procedures related thereto.
2. Operations & Facilities: the consideration of all matters related to the operation, maintenance, and repair of facilities, and the redevelopment, modernization, demolition and replacement of facilities, and the policies and procedures related thereto.
3. Tenant Services: the consideration of matters related directly to the social and personal well being of residents, including tenant selection and retention, security, youth programs, elderly programs, employment training and readiness programs and other economic development issues.

THAT, each committee may meet, when deemed necessary, prior to the monthly meeting of the full Board of Commissioners to consider issues pertinent to such Committee.

THAT, each Committee shall establish annually a calendar of its regular meetings for the next twelve months and that the Committee Chair, Chairman, or any two Committee members may call a special meeting upon 48 hours prior notice.

THAT, each Committee will report to the Board of Commissioners at its monthly meeting and at any other Board meetings where the Board of Commissioners is considering a determination or other action for the areas of responsibility of such Committee.

THAT, the Chairman and Vice Chairman shall be ex-officio voting members of each Committee, but shall not be counted present for purposes of establishing a quorum of such Committee.

THAT, the Resident Commissioner who has been appointed to the Board by virtue of being an Officer or Official of a Tenant Association, shall be designated as an ex-officio voting member of both the Finance & Audit Committee and the Operations & Facilities Committee, but shall not be counted present for purposes of establishing a quorum of either Committee and a regular member of the Tenant Services Committee;

THAT, in addition to ex-officio members, each Committee shall consist of five Commissioners who shall be appointed by the Chairman annually, with one being designated as Committee Chair, provided that no one Commissioner shall be appointed to more than two Committees, and that a majority of such Commissioners appointed to a Committee must be present to establish a quorum necessary for a meeting of such Committee.

THAT, any vacancy on a Committee created by a vacancy in any Commissioner's office shall be filled by the person succeeding to such Commissioner's Office.

(Item A2)

The resolution for Item A2 approves clarification of certain provisions of the employees' Retirement Plan regarding beneficiaries and the distribution of benefits upon the death of a participant, and to similarly relate these Plan provisions to certain benefits of the 1994 Voluntary Early Retirement Plan by adding language by reference to certain provisions of the Plan.

RESOLUTION NO. 2004-CHA-110

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 23, 2004, entitled "Authorization to Amend the Chicago Housing Authority Employees' Retirement Plan and Trust";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute Amendment Nine to the Chicago Housing Authority Employees' Retirement Plan and Trust in the form and as of the effective dates indicated in the attached Amendment.

(Item A3)

The CHA must annually renew its insurance coverage and HUD previously authorized the CHA to have its Insurance Broker of Record (Mesirow) to competitively solicit bids on the CHA's behalf for all forthcoming insurance procurements. Accordingly, Mesirow advertised an Invitation for Bid (IFB) for the CHA's insurance required coverage in the Chicago Tribune. In addition, Mesirow directly solicited 37 insurers and 2 wholesalers. In response to the IFB, 1 bid for each line of insurance coverage and 46 declinations were received. After reviewing the responses, Mesirow and CHA's Risk Management Department recommend the firms listed in the approved Resolution below, to provide the required insurance coverage for CHA for the period of October 1, 2004 through September 30, 2005. A quote for an additional \$25 million in Excess Property insurance was obtained from RSUI Indemnity to ensure sufficient coverage for the Authority's portfolio. Despite advertising an aggressive direct solicitation by Mesirow, bids were only received from the incumbent carriers though; some of those carriers were able to provide alternative retention level and coverage limit options.

RESOLUTION NO. 2004-CHA-111

WHEREAS, The Board of Commissioners has reviewed the memorandum dated August 27, 2004, entitled "Authorization for the CHA to award General Liability, Public Officials Liability, Employment Practices Liability, Auto Liability, Excess Liability, Property, Excess Property and Boiler and Machinery Insurance Coverage";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to award the following insurance coverage for the CHA for the period of October 1, 2004 through September 30, 2005 for an aggregate amount not-to-exceed \$1,381,626 through its insurance broker of record, Mesirow Insurance Services, Inc.: (1) General Liability and Excess Liability insurance coverage written through AIG in an amount not-to-exceed \$211,233; (2) Public Officials Liability and Employment Practices Liability written through AIG in an amount not-to-exceed \$257,106; (3) Property and Excess Property Insurance written through AIG and RSUI Indemnity in an amount not-to-exceed \$739,570; (4) Excess Property (DIC) Insurance written through Royal Indemnity in an amount not-to-exceed \$45,000; (5) Boiler & Machinery written through Travelers Insurance in an amount not-to-exceed \$58,646; and (6) Auto Liability written through HARRG in an amount not-to-exceed \$70,071.

(Item A4)

In March 2000, the Board of Commissioners approved award of contract to SBC for Telecommunication Services which included CityNet, pagers, cellular phones and phone lines for the Authority. In a series of subsequent meetings between the CHA and SBC, it was determined that it would be in the best interest of the Authority to separately procure its telecommunication needs rather than have them packaged under one procurement. It was also determined that a significant price savings could be experienced by the Authority if a cooperative purchase could be made with the City of Chicago, since the CityNet services for the CHA and the City are similar. Accordingly, the resolution for Item A4 approves entering into a contract with SBC for CityNet Telecommunication Services under a Cooperative Purchasing Arrangement with the City of Chicago.

RESOLUTION NO. 2004-CHA-112

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated August 25, 2004, entitled "Authorization to enter into a contract with SBC for CityNet Telecommunication Services under a Cooperative Purchasing Arrangement with the City of Chicago".

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorize the Chief Executive Officer or his designee to enter into a contract with SBC for Citynet Telecommunications Services, pursuant to and in association with a cooperative purchasing

arrangement to be reached with the City of Chicago and that agreement dated as of December 22nd 2003 (Contract No. 71901) between the City of Chicago and SBC (the “Cooperative Purchasing Arrangement”), at a Not-to-Exceed price of \$2,400,000.00 for a contract term of 24 months, including an option to extend the contract term for an additional one (1) year term at the election of the CHA at a Not-to-Exceed price of \$1,200,000.00 for the one (1) year option term.

(Item A5)

In April of 2003 the Board of Commissioners authorized the acceptance of a \$310,000 Grant from the MacArthur Foundation for Urban Planning efforts at Altgeld Gardens, LeClaire Courts and Lathrop Homes. To date, Lakota Group (Altgeld Gardens), URS Corporation (LeClaire Courts), and Capraro Consulting Services (all three sites) have been contracted to provide these services, and planning is under way for two of the three proposed sites. The Resolution for Item A5 approves an amendment that would allow the continuation of the planning stage at all three developments. Specifically, this grant will assess what resources currently exist in each community; identify what resources should exist; and provide leadership training for residents focuses on ending their historic isolation and connecting them to other community stakeholders. This amendment will allow for the final Planner for Lathrop Homes which, has yet to be identified, to be obtained from the City of Chicago’s Department of Planning and Development *Planning NOW* program.

RESOLUTION NO. 2004-CHA-113

WHEREAS the Board of Commissioners has reviewed the Board Letter dated September 21, 2004, requesting authorization to amend Board Letter Resolution 2003-CHA-60, reallocating grant funds from Grant Award #03-76897-000-HCD from John D. and Catherine T. MacArthur Foundation

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT The Board of Commissioners approves amending Board letter 2003-CHA-60 to reallocate funds from the MacArthur Foundation in an amount not to exceed \$310,000 to continue to support the development of strategic community plans and provide resident leadership for LeClaire Courts, Altgeld Gardens and Lathrop Homes.

THAT The Board of Commissioners further authorizes the Chief Executive Officer or his designee to enter into sub-grantee agreements with identified partners in the grant application, specifically the City of Chicago’s Department of Planning and Development Planning NOW program and Jim Capraro, a private community development consultant. Sub-grant agreements are not to exceed the following amounts: NOW: \$298,000 and Jim Capraro - \$12,000.

The Motion to adopt the resolutions for Items A1 thru A5 was seconded by Commissioner Ponce and the voting was as follows:

Ayes: Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins
Sandra Young

Nays: None

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Finance and Audit Committee report was also accepted in total.

Commissioner Gates, Chairperson of the Operations & Facilities Committee, then presented the monthly report. Per Commissioner Gates, the Operations & Facilities Committee met on Wednesday, September 15, 2004, at the 626 Corporate Offices. Richard Rodriguez, Managing Director, and staff presented the Committee with an update on Westhaven Management issues.

Commissioner Gates then introduced an Omnibus Motion for adoption of resolutions for Items B1 through B6, discussed, voted and recommended for Board approval by the Operations and Facilities Committee.

(Item B1)

The CHA's construction program under the Plan for Transformation utilizes the Owner's Representatives (OR) to oversee the rehabilitation of senior and family housing units. The CHA uses the services of the OR firms in the Scattered Sites and Make Ready programs to ensure that the CHA's architects and general contractors are performing their work in a skilled manner, and to ensure that the work is on time and on budget. Accordingly, a Request for Proposal was advertised in area newspapers. Twelve (12) proposals were received and an Evaluation Committee consisting of staff members chosen from the Capital Construction Division (CCD) reviewed and scored the written proposals. Seven (7) Respondents were found to be in the competitive range established. Each of the seven Respondents made a presentation before the Evaluation Committee and submitted a best and final offer. Upon further consideration of each Respondent's qualifications, the Evaluation Committee recommended that the CHA award contracts to two (2) firms. Accordingly, the resolution for Item B1 approves award of contract for OR services to D'Escoto Inc., and Globetrotters Engineering.

Commissioner Ponce recused from voting on Item B1.

RESOLUTION NO. 2004-CHA-114

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 23, 2004, entitled "Authorization to execute contracts with D'Escoto, Inc. and Globetrotters Engineering Corporation for Owner's Representative Services for the Scattered Sites and Make Ready Programs";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute contracts for Owner's Representative Services with d'Escoto, Inc. in the amount of \$1,311,132.67 and with Globetrotters Engineering Corporation in the amount of \$729,600.00. d'Escoto will provide Owner's Representative Services for the Scattered Sites Program and Globetrotters Engineering Corporation will provide Owner's Representative Services for the Make Ready Program. The contracts shall take effect on the dates of the individual Notices to Proceed, and shall continue until the end dates indicated in the individual contracts, subject to each Contractor's compliance with the CHA's M/W/DBE, Section 3 resident hiring, and insurance requirements.

(Item B2)

In 2002 the CHA entered into a contract to install air conditioning units at various Senior buildings. The contractor utilized a licensed minority electrical subcontractor to complete the electrical work. However, the subcontractor made errors in wiring, phasing and polarity, and installed certain electrical equipment without the proper consent of the CHA. In late 2002, the errors were discovered by the general contractor and reported to CHA. At approximately the same time, inspectors from the City of Chicago Building Department also observed the problems and the building failed the inspection. Since CHA did not know the full extent of the electrical problems Jolen, an impartial electrical contractor, was hired, through a competitive bidding process to perform a complete assessment of the buildings. Upon completion of the assessment, Jolen was granted approval to expand the Scope of Work to include the repair of five buildings. Accordingly, the resolution for Item B2 approves a total cost of \$184,820 to cover labor and material to perform polarity testing and the subsequent assessment and electrical repairs of five buildings.

RESOLUTION NO. 2004-CHA-115

WHEREAS, the Board of Commissioners has reviewed Board Letter dated August 19, 2004, entitled "Ratification of Amendment to Purchase Order No. 37200 issued to Jolen Electric Communications to increase funding and expand the scope of work, and ratification of completed repair work";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners ratifies the amendment of Purchase Order No. 37200 issued to Jolen Electric Communications to increase its funding by \$94,130.00 and expand the Scope of Work to include electrical repair work, and ratifies the use of funds from Purchase Order No. 37200 for electrical repair work completed at 4945 N. Sheridan and 5670 W. Lake. The new total value of Purchase Order No. 37200 will be \$184,820.00

(Item B3)

In August 2003, the Board approved a contract award to Smith Harding Joint Venture for Prime Design Consultant Services at Harrison Courts, Ogden Courts, Loomis Courts and Lathrop Elderly for a fee of \$1,483,000.00. To meet HUD requirements with regards to the financing, a more comprehensive assessment of the properties needed to be completed. In light of the substantial increase in construction cost required for the expanded work scope and the substantial additional services required of the PDC, an equitable adjustment to the original fee was required. Accordingly, the resolution for Item B3 approves \$1,227,448 negotiated to provide an equitable adjustment for an increase in the construction administration and closeout costs, necessitated by the need to meet the more extensive requirements of the application for HUD mortgage funding; an allowance for reimbursable costs that were not included in the original authorized funding amount; compensate for increased PDC costs caused by the need to accelerate the creation of the construction documents to meet shortened deadlines imposed by the HUD firm application process; provide an equitable adjustment for the increased cost of construction for completed schematic design work and revise the total fee due to the decision to drop Ogden Courts from the scope of Work after the schematic designs had been completed and for the completed work on the separate procurement solicitation for windows and tuck pointing that was cancelled after an Awardee had been chosen.

RESOLUTION NO. 2004-CHA-116

WHEREAS, the Board of Commissioners has reviewed Board Letter dated September 9, 2004, entitled “Authorization to increase funding for Smith-Harding Joint Venture Prime Design Consultant Services at Harrison Courts, Lathrop Elderly and Loomis Courts and for completed Prime Design Consultant Services at Ogden Courts”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT the Board of Commissioners authorizes the Chief Executive Officer or his designee to increase the funding for Smith-Harding Joint Venture in the amount of \$1,227,488.00 for Prime Design Consultant (“PDC”) services at Harrison Courts, Lathrop Elderly and Loomis Courts, and completed design work for Ogden Courts, including the separate procurement solicitation for windows and tuck pointing, subject to the Contractor’s compliance with the CHA’s MBE/WBE/DBE, Section 3 resident hiring, and insurance requirements. The new total funding will be \$2,710,488.00.

(Item B4)

The Resolution for Item B4 approves submission of a Mixed Finance Proposal and Disposition Application to HUD for the redevelopment of Horner Phase IIa2. The Brinshore-Michaels Development Team was selected as the result of a Request for Qualifications issued by the City of Chicago’s Department of Housing on behalf of the CHA and the court-appointed Receiver, and the Habitat Company LLC. Phase IIa2 will consist of constructing eight homeownership buildings with a total of 173 units. The Phase IIa2 Homeownership Development Site is located on a portion of each of the two CHA-owned parcels that comprise the total Phase II Site. These units will be scattered among the rental buildings currently under construction in Phase IIa1 of this redevelopment effort. The Low-Rise homeownership portion consists of 60 affordable and market-rate for-sale units contained in seven 3 and 4 story walk-up buildings. The developer of the Low-Rise Development is WHP Homes, LLC. The Mid-Rise building will consist of 113 units of which 34 are public housing and 79 are for-sale homeownership units of which 7 units will be reserved for households under 100% of AMI. The remaining 72 units will be unrestricted market rate. There will be 141 indoor parking spaces with the 34 public housing and affordable units being assigned one space per unit. There will be a management office, community room, meeting room, fitness center, individual storage lockers, central heat and AC, washer/dryer hook-ups in each unit, balconies or patios, security cameras and part-time doorman service. The expected cost of the WHP Mid-Rise is \$30,406,434 and will be financed through a mix of public and private sources. The total costs associated with the non-public housing units will be financed with a construction loan from Citibank in the approximate amount of \$14,081,403. The initial property manager will be Interstate Realty Management, an affiliate of the developer.

RESOLUTION NO. 2004-CHA-117

WHEREAS, the Board of Commissioners has reviewed the Board letter dated August 10, 2004 requesting authorization to submit a Mixed-Finance Proposal and Disposition Application to HUD for the redevelopment of Henry Horner Homes Phase IIa2 and to execute ground leases and other documents as necessary to implement the foregoing;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee, to submit a Mixed-Finance Proposal, Disposition Application, and evidentiaries to HUD, to enter into For-Sale Ground Leases for the WHP-Midrise and Low-Rise Developments, and to execute such documents and take such actions as may be necessary to submit the property to the Illinois Condominium Property Act for Phase IIa2 of the mixed-finance redevelopment of Henry Horner Homes; and

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer, or his designee, to execute, deliver and perform HOPE VI and Gautreaux Fund Loan agreement(s) with WHP Tower, LLC (such loans to be assumed by and/or refinanced with WHP Tower Rental, LLC, upon its purchase of the thirty-four public housing units) and to pay other associated expenses in a total amount not to exceed \$3,914,878. Such loan(s) shall bear interest prior to maturity at a rate not to exceed the applicable federal rate, and secured by a subordinate leasehold mortgage on the WHP Mid-rise or the public housing units contained therein; and

THAT, the Board of Commissioners authorizes the Chief Executive Officer, or his designee, to enter into such further agreements, certificates or other documents and take such actions as may be necessary or advisable to secure CHA's interests or effect the Mixed-Finance Proposal and the foregoing transactions, including but not limited to loan documents and security instruments, a Regulatory and Operating Agreement, releases or partial releases, intercreditor agreements, Declarations of Restrictive Covenants and amendments thereto, ACC amendment(s), Property Rights Agreements and escrow agreements; and

THAT, the Board of Commissioners delegates to the Chief Executive Officer or his designee the power to approve any final changes to the forms of the documents authorized to be submitted herewith, the execution thereof to constitute conclusive evidence of their approval hereby, and ratifies any prior submissions to HUD.

(Item B5)

The Brinshore-Michaels development team was the successful respondent to CHA's solicitation for the redevelopment of the Henry Horner Homes. Brinshore-Michaels development team has contracted with McShane as the General Contractor for the Phase IIa2 Mid-Rise Development. The engineered barrier approach to remediation involves construction elements to be performed post-closing that are inseparable from construction and, therefore, is justification to enter into this contract with McShane. Various benefits to the project will be realized by entering into a contract for remediation activities with McShane. The benefits namely are (1) continuity of schedule; (2) continuity of activity and (3) economy of scale. Accordingly, the resolution for Item B5 approves award of contract to McShane Construction for Environmental Remediation Activities.

RESOLUTION NO. 2004-CHA-118

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, August 12, 2004, "Authorization to enter into a contract with McShane Construction Corporation for Environmental Remediation Activities in connection with

Brinshore-Michaels Development Team’s implementation of the HUD approved Revitalization Plan at the Henry Horner Homes Development Site”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY:

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with McShane Construction Corporation for environmental remediation activities at the Henry Horner Homes (“Westhaven Park”) Phase IIa2 Mid-Rise Development Site for a total contract amount not to exceed \$1,156,738 (225% of the estimated remediation costs), subject to any necessary HUD approvals. The term of the contract shall be the earlier of: the receipt of a “No Further Remediation” letter from the IEPA with regard to the Phase IIa2 Mid-Rise Development Site, or two years, subject to a one year extension at CHA’s election.

(Item B6)

The Brinshore-Michaels’ development team was the successful respondent to CHA’s solicitation for the redevelopment of the Henry Horner Homes. The Brinshore-Michaels development team has contracted with New England as the General Contractor for the Low-Rise Development. Various benefits to the project will be realized by entering into a contract for remediation activities with New England. The engineered barrier approach to remediation involves construction elements to be performed post-closing that are inseparable from construction and therefore, is justification to enter into this contract with New England. The benefits namely are (1) continuity of schedule; (2) continuity of activity and (3) economy of scale. Accordingly, the resolution for Item B5 approves award of contract to New England Builders for Environmental Remediation Activities.

RESOLUTION NO. 2004-CHA-119

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated, August 12, 2004, “Authorization to enter into a contract with New England Builders, Inc. for Environmental Remediation Activities in connection with the Brinshore-Michaels Development Team’s implementation of the HUD Approved Revitalization Plan at the Henry Horner Homes Redevelopment Site”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into a contract with New England Builders, Inc. for environmental remediation activities at the Henry Horner Homes (“Westhaven Park”) Phase IIa2 Low-Rise Development Site for a total contract amount not to exceed \$1,900,758.47 (225% of the estimated remediation costs), subject to any necessary HUD approvals. The term of the contract shall be the earlier of: the receipt of a “No Further Remediation” letter from the IEPA with regard to the Phase IIa2 Low-Rise Development Site, or two years, subject to a one year extension.

The Omnibus Motion to adopt resolutions for Items B1 through B6 was seconded by Commissioner Young and the voting was as follows:

Ayes:	Sharon Gist Gilliam Hallie Amey Earnest Gates Dr. Mildred Harris Lori Healey Michael Ivers Martin Nesbitt Carlos Ponce (Recused from voting on Item B1 only) Sandra Young Mary Wiggins
-------	---

Nays:	None
-------	------

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Operations and Facilities Committee report was also accepted in total.

Commissioner Young, Chairperson of the Tenant Services Committee, then presented her monthly report. Per Commissioner Young, the Tenant Services Committee held its regularly scheduled meeting on Wednesday, September 15, 2004 at the 626 Corporate Offices. Meghan Harte, Managing Director of Resident Services, and representatives from TASC presented the Committee with an update on Social Services at Westhaven, for Phase II.

Commissioner Young then introduced an Omnibus Motion for the adoption of Resolutions for Items C1 through C5 discussed, voted and recommended for Board approval by the Tenant Services Committee.

(Item C1)

The resolution for Item C1 approves the Minimum Tenant Selection Plan MTSP. The MTSP is intended to guide the development of the site specific criteria for mixed-income/mixed-finance communities. It outlines the minimum tenant screening criteria that CHA residents and other individuals who apply for rental units must meet to live in any of the CHA's mixed-income/mixed-finance communities. To produce the MTSP, the CHA identified the critical issues that need to be included and addressed in all future tenant selection plans (TSPs), such as employment requirements and criminal background and credit checks. The CHA established the minimum standards for these criteria by culling best practices from TSPs previously approved and submitted to HUD. The MTSP, in and of itself, is not an admissions and occupancy policy. Rather, it articulates the basic standards that need to be adopted at the various mixed-income/mixed-finance developments. Site specific leases, tenant selection plans, and screening criteria will continue to be developed via the working group process and will be subject to the notice, publication, and public comment provisions of the Federal regulations. The CHA has met with the Central Advisory Council Executive Board, the entire Central Advisory Council ("CAC"), and the CAC's legal representatives to discuss the MTSP. The MTSP was published for public comment in June 2004 and a public hearing was held on June 29, 2004. The CHA amended the MTSP in response to comments received from the Central Advisory Council and other interested parties.

RESOLUTION 2004-CHA-120

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated September 7, 2004, entitled "Authorization for approval of the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities."

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby approves the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities and authorizes the Chief Executive Officer or his designee to approve the Minimum Tenant Selection Plan for Mixed-Income/Mixed-Finance Communities.

(Item C2)

Upon execution of the Latino Consent Decree, the CHA procured and selected Spanish Coalition for Housing (SCH) to operate the two required site offices, as well as to perform a specific marketing and outreach initiative at the inception of the Consent Decree. Since then, SCH has continued to operate the two CHA Latino Site Offices. In 1999, the CHA exceeded the requirements of the Consent Decree by opening a third site office in the area of South East Chicago, also operated by SCH, to serve the large Latino population in that community. Due to the expiration of SCH's contract, a Request for Proposals for providing marketing, intake and outreach services of CHA's programs to the Latino population was advertised in area newspapers. In addition, 17 firms were directly solicited, including 7 MBE/WBE/DBE firms. The Evaluation Committee reviewed the proposal and after an oral presentation and Best and Final Offer, recommended award of contract to SCH. Accordingly, the Resolution for Item C2 approves award of contract to SCH.

RESOLUTION NO. 2004-CHA-121

WHEREAS, The Board of Commissioners has reviewed the memorandum dated August 31, 2004, titled "Authorization to enter into a contract with Spanish Coalition for Housing for Marketing, Outreach and Intake Services to the Latino population for CHA's Programs";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners hereby authorizes the Chief Executive Officer or his designee to enter into a contract with Spanish Coalition for Housing for a twenty-four month base term with 3 one-year option extensions in an amount not-to-exceed \$977,396.00 for the base term to operate the CHA's Latino Site Offices and to conduct marketing and outreach activities to inform the Latino community about CHA's programs and housing opportunities.

(Item C3)

Pursuant to the Regulations of the U.S. Department of Housing and Urban Development the resident councils are required to use an independent third-party to oversee resident elections. The CHA worked on behalf of the Central Advisory Council (CAC) and Local Advisory Council (LAC) to procure such independent third-party to oversee the LAC election scheduled for November 2004 and the CAC elections scheduled for December 2004. An RFP for the CAC/LAC Election was released on May 14, 2004. The RFP was advertised in area newspapers and was also mailed to seven prospective bidders. Four firms picked up copies of the RFP. As a result of the process, inadequate competition occurred, due the fact the no bids were received on time. Therefore, this procurement was cancelled and it was decided to proceed with this service by means of a non-competitive procurement. Accordingly, the resolution for Item C3 approves award of contract to Black United Fund of Illinois.

RESOLUTION NO. 2004-CHA-122

WHEREAS, the Board of Commissioners has reviewed the Board Letter dated July 22, 2004, requesting authorization to ratify a contract with Black United Fund of Illinois for conducting and managing the CAC/LAC Elections on behalf of the Central Advisory Council (CAC).

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to ratify a contract with Black United Fund of Illinois for conducting and managing of the CAC/LAC Elections on behalf of the CAC not to exceed \$407,374.00.

(Item C4)

In January 2001, the CHA entered into a two year sub-grant agreement with the Board of Education to implement the Program at ABLA Homes, as part of HUD's Drug Elimination Grant Program (PHDEP). The PHDEP Program ended on May 18, 2003, eliminating that funding source for future funding; the CHA, however, utilized 1996 Hope VI funds to continue the program through December 31, 2003. The resolution for Item C4 approves an Intergovernmental Agreement with the City of Chicago Board of Education for the Employability Plus Program. The new IGA will provide funding for Program operations through the end of the 2005 academic school year, and will contain a provision for four 1-year extension options at the CHA's sole discretion. The Employability Plus program provides a high school reentry program which allows eligible residents the opportunity to return to high school in order to receive their diploma. Additionally, there is a GED program for residents who are not able to return to high school. As a second component to the program, residents participate in job training where they learn skills in trades such as carpentry, masonry, plumbing, electricity and painting. Participants also attend workshops in the following areas: Educational Public Health on HIV/AIDS, drug abuse and Public Assistance legislation. This program is essential to the ABLA community, and supports the CHA's Plan for Transformation to link families with opportunities that will assist their move toward self-sufficiency and integration into mixed-income communities.

RESOLUTION NO. 2004-CHA-123

WHEREAS, The Board of Commissioners of the Chicago Housing Authority has reviewed the Board Letter dated September 2, 2004, entitled "Authorization to enter into an Intergovernmental Agreement with the City of Chicago Board of Education for the Employability Plus Program at the ABLA Development";

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, the Board of Commissioners authorizes the Chief Executive Officer or his designee to execute an intergovernmental agreement with the City of Chicago Board of Education for the period of January 1, 2004 through June 30, 2005 in an amount not-to-exceed \$141,300.00 for the Employability Plus program at ABLA

Development, which links families with training programs to assist their move toward self-sufficiency and integration into mixed-income communities.

(Item C5)

CHA redevelopment has made it necessary, from time to time, to relocate public housing or subsidized housing families. CHA is working to generate stability for families relocated during the school year by providing for the transportation needs of CHA residents’ children. CHA will pay for transportation services for CHA children who wish to continue their education at the school within the attendance area in which a child/student lived before moving due to CHA redevelopment (“School of Origin”) until the end of the academic year in which the child/student moved. Accordingly, the resolution for Item C5 approves an Intergovernmental Agreement with the Board of Education to provide transportation. The Board of Education, in its normal course of business, provides transportation within an attendance area of a school for children/students living a certain distance from the school. Additionally, under the auspices of the Homeless Education Program (HEP), the Board of ED provides transportation to homeless children who have relocated outside of the attendance area because of their homelessness, but wish to return to their School of Origin.

RESOLUTION NO. 2004-CHA-124

WHEREAS, The Board of Commissioners has reviewed the Board Letter dated August 30, 2004, titled “Authorization to enter into an Intergovernmental Agreement with the City of Chicago Board of Education for Transportation Services”;

THEREFORE, BE IT RESOLVED BY THE CHICAGO HOUSING AUTHORITY

THAT, The Board of Commissioners authorizes the Chief Executive Officer or his designee to enter into an Intergovernmental Agreement with the City of Chicago Board of Education for a twelve (12) month term scheduled effective October 1, 2004 to implement a transportation program for children in families relocating under the Plan for Transformation to return to their school of origin for the 2004/2005 academic school year in an amount not-to-exceed \$75,000.00

The Omnibus Motion to adopt resolutions for Items C1 through C5 was seconded by Commissioner Gates and the voting was as follows:

- | | |
|-------|---|
| Ayes: | Sharon Gist Gilliam
Hallie Amey
Earnest Gates
Dr. Mildred Harris
Lori Healey
Michael Ivers
Martin Nesbitt
Carlos Ponce
Mary Wiggins
Sandra Young |
| Nays: | None |

There being no questions or discussion, the Chairperson thereupon declared said Motion carried and said resolutions adopted. The Tenant Services Committee report was also accepted in total.

There being no further business to come before the Commissioners, upon Motion made, seconded and carried, the meeting of the Board of Commissioners was adjourned.

S/B: Sharon Gist Gilliam
Chairperson

S/B: Lee Gill, Custodian and
Keeper of Records